

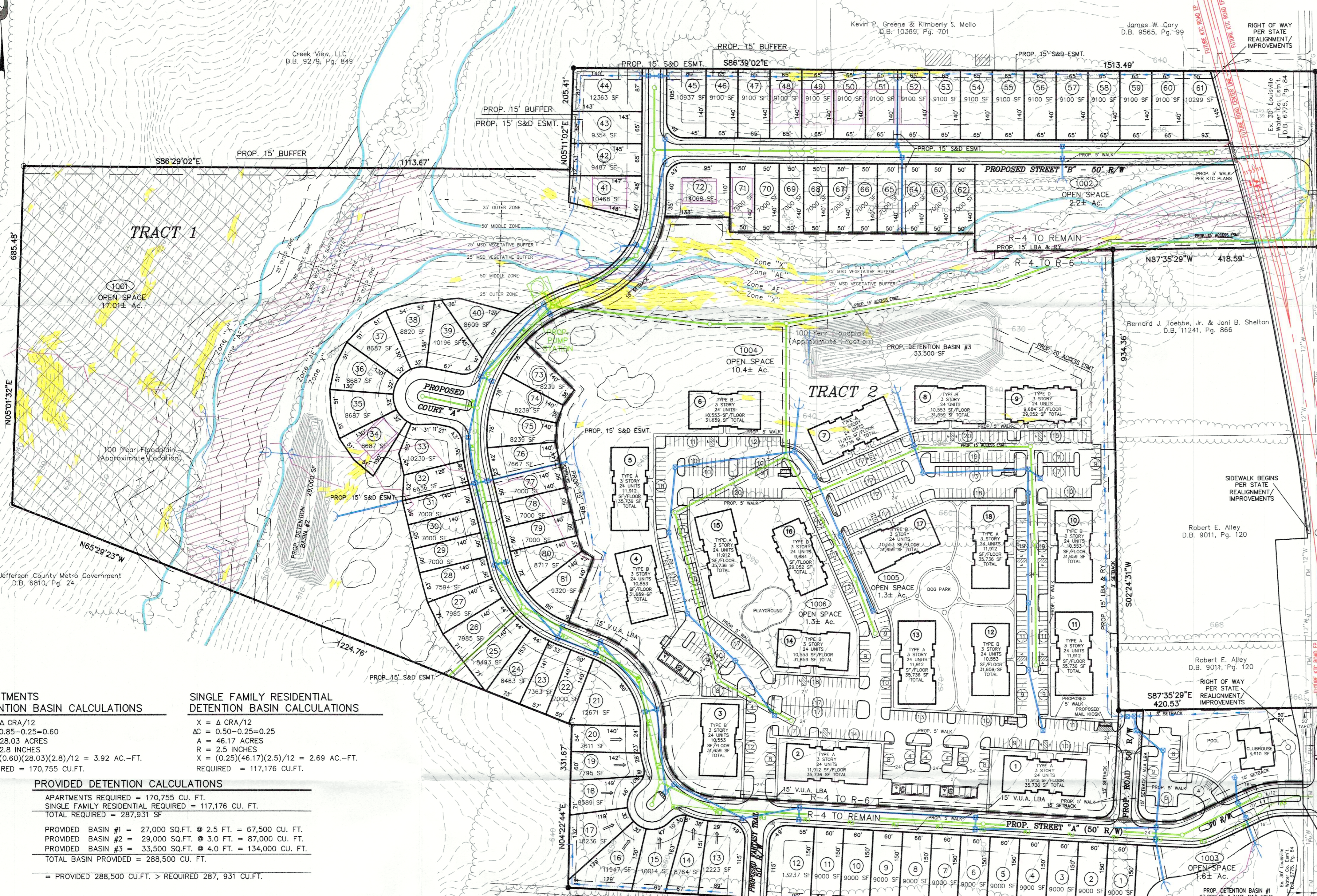
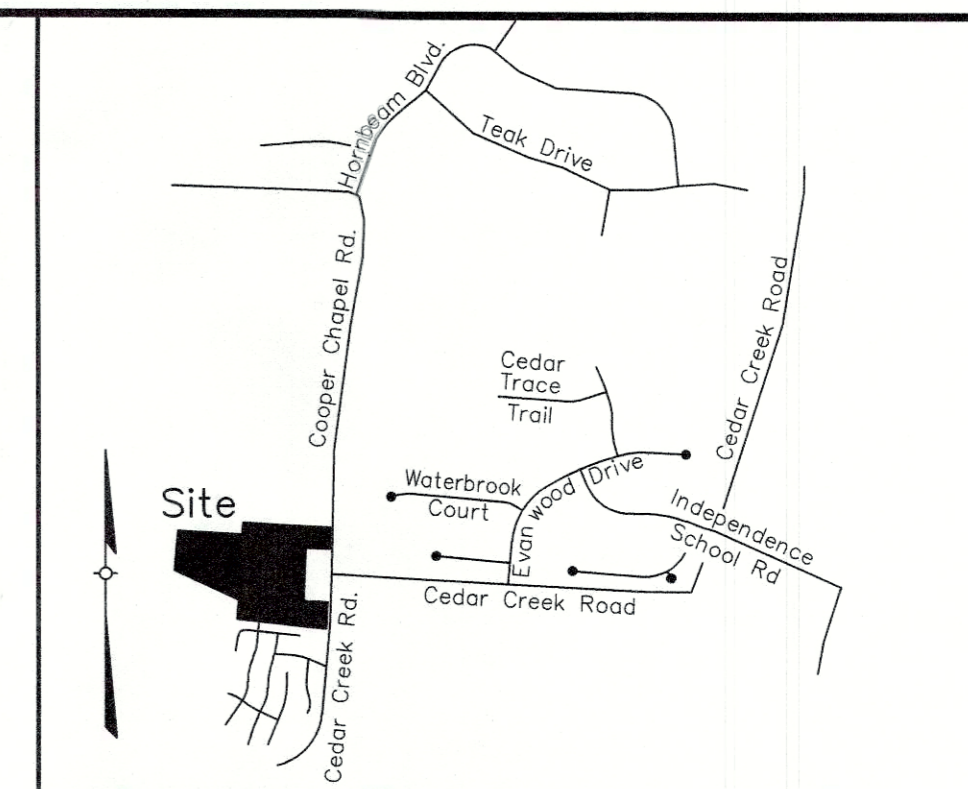
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Janice A. Stal*
DATE: *11/14/24*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

VARIANCE REQUESTED:

1. A Variance is requested from Ch. 5 Part 3 Table 5.3.1 of The Louisville Metro Land Development Code to exceed the 35' maximum building height by proposing 39' tall buildings on Tract 2.



PROJECT DATA

TOTAL SITE AREA = 74.2± Ac. (3,226,719 SF)
 ROW DEDICATION AREA (COOPER CHAPEL RD) = 1.7± Ac. (72,658 SF)
 NET SITE AREA = 72.4± Ac. (3,154,061 SF)
 EXISTING ZONING = R-4
 PROPOSED ZONING = R-4 (TRACT 1) / R-6 (TRACT 2)
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
 PROPOSED USE = SINGLE FAMILY (TRACT 1)
 APARTMENTS (TRACT 2)

TRACT 1 DATA

TRACT 1 SITE AREA = 44.5± Ac. (1,939,726 SF)
 AREA OF RIGHT-OF-WAY DEDICATION = 1.4± Ac. (64,694 SF)
 AREA OF RIGHT-OF-WAY = 5.7± Ac. (249,808 SF)
 NET SITE AREA = 37.3± Ac. (1,625,224 SF)
 EXISTING ZONING = R-4 TO REMAIN
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = SINGLE FAMILY RESIDENTIAL (TRACT 1)
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL (TRACT 1)
 NO. OF SINGLE FAMILY LOTS = 81 LOTS
 NET DENSITY = 2.17 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
 GROSS DENSITY = 1.82 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
 OPEN SPACE LOTS (#1001, 1002 and 1003) = 3 LOTS
 OPEN SPACE AREA PROVIDED = 20.8± Ac.

TRACT 2 DATA

TRACT 2 SITE AREA = 29.6± Ac. (1,293,306 SF)
 AREA OF RIGHT-OF-WAY DEDICATION = 0.19± Ac. (8,274 SF)
 AREA OF RIGHT-OF-WAY = 0.27± Ac. (11,561 SF)
 NET SITE AREA = 29.2± Ac. (1,273,471 SF)
 EXISTING ZONING = R-6
 PROPOSED ZONING = NEIGHBORHOOD
 FORM DISTRICT = SINGLE FAMILY/AGRICULTURAL
 EXISTING USE = SINGLE FAMILY/AGRICULTURAL
 PROPOSED USE = APARTMENTS
 BUILDING HEIGHT = 39' - 3 STORY (VARIANCE REQUESTED)
 BUILDING FOOTPRINT = 199,088 SF (CLUBHOUSE NOT INCLUDED)
 BUILDING AREA = 597,264 SF (CLUBHOUSE NOT INCLUDED)
 CLUBHOUSE AREA = 4,910 SF
 TOTAL BUILDING AREA = 602,174 SF
 NO. OF APARTMENTS = 432 UNITS
 F.A.R. = 0.52 (0.75 MAX. ALLOWED)
 DENSITY = 14.78 DU/AC. (17.42 DU/AC. MAX. ALLOWED)

PARKING REQUIRED

PER STATE REQUIREMENT: 1.5 SP/UNIT MIN. 3 SP/UNIT MAX.
 MIN. MAX.
 648 SP 1,296 SP

PARKING PROVIDED

COMMON SPACES = 682 SPACES
 GARAGE SPACES = 18 SPACES
 CLUBHOUSE PARKING = 28 SPACES
 TOTAL PARKING PROVIDED = 728 SPACES (29 HO SP INCLUDED)

OPEN SPACE REQUIRED (15%)

RECREATIONAL OPEN SPACE REQUIRED = 5.38± Ac. (232,944 SF)
 OPEN SPACE PROVIDED (#1004, 1005 and 1006) = 13.0± Ac.
 RECREATIONAL OPEN SPACE PROVIDED = 2.6± Ac.

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED = 19,927 SF
 INTERIOR LANDSCAPE AREA PROVIDED = 35,832 SF

MAXIMUM BALANCE TRANSFER LOT CALCULATIONS (TRACT 1)

M/LP - MAXIMUM LOTS PERMITTED = 44.4± Ac.
 TA - TOTAL LAND AREA = 1.5± Ac.
 IA - INFRASTRUCTURE = 5.7± Ac.

M/LP = [(TA - SS - IA) 4.84] + SS X 4.84/2 = 184 LOTS

NOTE: Only the areas of steep slopes within open space lots are being used for the balance transfer area calculations.

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD = 30'
 REAR YARD = 5'
 REAR YARD = 25'
 MAXIMUM BUILDING HEIGHT = 35'
 DETACHED MINIMUM LOT AREA = 4,500 SF
 LOTS < 6,000 SF (MAX. 25% OR 50 LOTS) = 0 LOTS PROPOSED
 LOTS ≥ 6,000 SF (MIN. 20% OR 40 LOTS) = 45 LOTS PROPOSED

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fence shall enclose the drip line of the tree and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, located at public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be provided at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walking or structure.
- Geotech report to be provided.
- All existing structures on site to be removed.
- Korst features and recommended mitigation are identified in the Greenbaum Associates, Inc. Karst Survey dated 9/29/20.
- No Jurisdictional Wetlands found per Redwing report dated 12/30/19.
- If construction occurs over an identified Karst feature, the Planning Director or their designee will need to approve the construction technique (LDC4.9.5.A).
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has the drainage on easement plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2, 10, 25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- Any required fill in the floodplain shall be compacted on site at a ratio of 1.5:1.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSA and MSD Design Manual requirements.
- The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Green Best Mgmt. Practices.
- Any proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plat.
- ACOE approval required prior to MSD construction plan approval.
- KDOW approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
- The applicant shall provide an evaluation of the sewerhead upstream of this property. Sewer alignment and easement locations may be modified from locations shown on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.
- A no risk storm water certificate shall be provided for the Lowman Creek watershed at the southwestern property line.
- All rooflines on lots 13-20 to drain towards the proposed street.

**APARTMENTS
DETENTION BASIN CALCULATIONS**

X = Δ CRA/12
 ΔC = 0.85 - 0.25 = 0.60
 A = 28.03 ACRES
 R = 2.8 INCHES
 X = (0.60)(28.03)(2.8)/12 = 3.92 AC.-FT.
 REQUIRED = 170,755 CU.FT.

**SINGLE FAMILY RESIDENTIAL
DETENTION BASIN CALCULATIONS**

X = Δ CRA/12
 ΔC = 0.50 - 0.25 = 0.25
 A = 46.17 ACRES
 R = 2.5 INCHES
 X = (0.25)(46.17)(2.5)/12 = 2.69 AC.-FT.
 REQUIRED = 117,176 CU.FT.

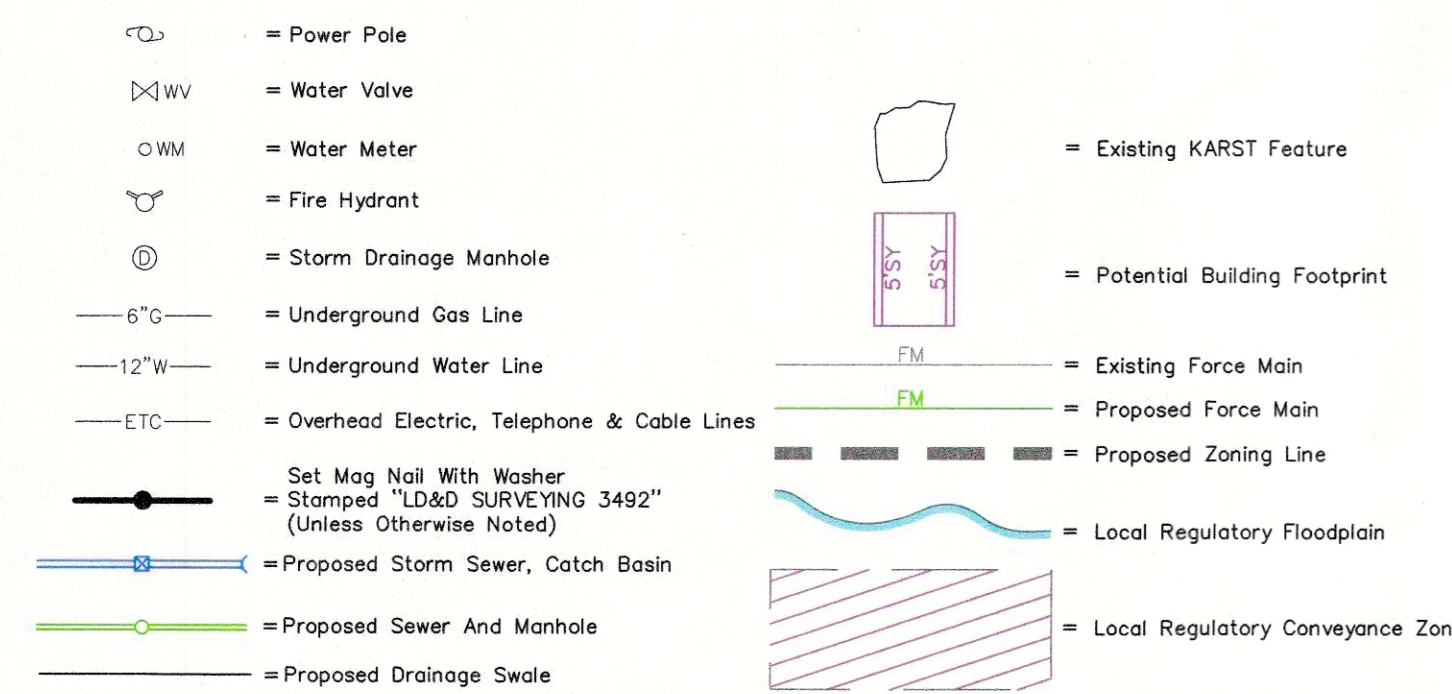
PROVIDED DETENTION CALCULATIONS

APARTMENTS REQUIRED = 170,755 CU. FT.
 SINGLE FAMILY RESIDENTIAL REQUIRED = 117,176 CU. FT.
 TOTAL REQUIRED = 287,931 SF
 PROVIDED BASIN #1 = 27,000 SQ.FT. @ 2.5 FT. = 67,500 CU. FT.
 PROVIDED BASIN #2 = 29,000 SQ.FT. @ 3.0 FT. = 87,000 CU. FT.
 PROVIDED BASIN #3 = 33,500 SQ.FT. @ 4.0 FT. = 134,000 CU. FT.
 TOTAL BASIN PROVIDED = 288,500 CU. FT.
 = PROVIDED 288,500 CU.FT. > REQUIRED 287,931 CU.FT.

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	>
30.00%	>	>

LEGEND

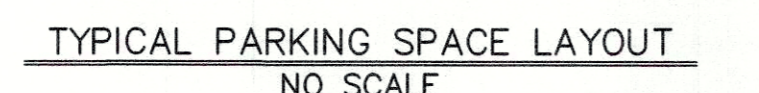


TREE CANOPY CALCULATIONS (TRACT 1)

TOTAL SITE AREA = 2,029,306 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 40% (811,722 SF)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 40% (811,722 SF)

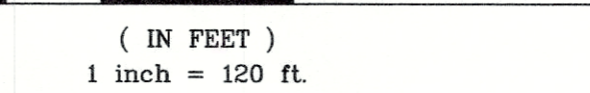
TREE CANOPY CALCULATIONS (TRACT 2)

TOTAL SITE AREA = 1,203,680 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 35% (421,288 SF)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 35% (421,288 SF)



PRELIMINARY APPROVAL

Condition of Approval: A MINIMUM OF 20' ACCESS WIDTH BETWEEN LOTS TO THE DETENTION BASIN SHALL BE PROVIDED IN THE OPEN SPACE.
 Made for T.K. 12-30-20
 Development Review Date
 GRAPHIC SCALE
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



REVISIONS

NO.	DATE	DESCRIPTION	BY	JH
6	11/16/20	REVISED PER AGENCY COMMENTS		

PROJECT DATA
 FILE NAME: 19230-DDP.DWG
 DATE: 3/16/2020
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: JH

DESIGNER: L&D DESIGN & DEVELOPMENT, INC.
 507 WARDEN AVENUE, SUITE 100
 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.414.9778
 FAX: 502.414.9779
 WEB SITE: WWW.L&D-DC.COM

DEVELOPER: LDG DEVELOPMENT, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

NOV 2 2020
 PLANNING & DESIGN SERVICES
 PRELIMINARY SUBDIVISION & DETAILED DISTRICT DEVELOPMENT PLAN
8300 COOPER CHAPEL ROAD
 OWNER: TOEBBE BERNARD SR REVOCABLE TRUST
 P.O. BOX 1067
 SHEPHERDSTOWN, KY 40365
 FIRE PROTECTION DISTRICT - HIGHWAY MUNICIPALITY - LOUISVILLE
 SITE ADDRESS: 8300 COOPER CHAPEL ROAD
 TAX BLOCK 0664, LOT 0008
 D.B. 9011, PG. 0602
 COUNCIL DISTRICT - 23
 MUNICIPALITY - LOUISVILLE
 JOB NO. 19230
 SHEET 1 OF 1

20-ZONE-0057